

**ZONING AND PLATTING COMMISSION
HILL COUNTRY ROADWAY
SITE PLAN REVIEW SHEET**

CASE NUMBER: SPC-2017-0462D **ZAP COMMISSION DATE:** June 19, 2018

PROJECT NAME: Holdsworth Center Infrastructure

ADDRESS: 4907 FM 2222 Road

DISTRICT: 10

WATERSHED: Lake Austin (Water Supply Rural)

AREA: 44.17 acres/9.28 acres limits of construction

APPLICANT: The Holdsworth Center for Excellence in Education Leadership, LLP
200 E. Basse Road, Suite 201
San Antonio, Texas 78209

AGENT: Allison Lehman, P.E.
Stantec Consulting Services, Inc.
1905 Aldrich Street, Ste 300
Austin, Texas 78723

CASE MANAGER: Jonathan Davila (512) 974-2414
jonathan.davila@austintexas.gov

EXISTING ZONING: PUD

PROPOSED USE: The applicant proposes to construct infrastructure improvements in the Low Intensity Zone of the RM 2222 Hill Country Roadway Corridor.

REQUEST: The site is located within the Low Intensity Zone of the RM 2222 Hill Country Roadway Corridor, and must be presented to the Zoning and Platting Commission for approval, a Hill Country Roadway Ordinance requirement.

WAIVER REQUEST: There are no waiver requests with this application.

SUMMARY STAFF RECOMMENDATION FOR HCRC SITE PLAN: Staff recommends approval of this Hill Country Roadway site plan. The site plan complies with all other applicable requirements of the Land Development Code including all Hill Country Roadway Corridor development regulations. All comments will be cleared by time of permit. This site plan is for infrastructure only.

ZONING AND PLATTING COMMISSION ACTION: N/A

LEGAL DESCRIPTION: 44.157 acres of land out of the Thomas J. Chambers 8 League Grant

EXIST. ZONING: PUD**ALLOWED F.A.R.:** NA**ALLOWED HEIGHT:** 40'**MAX. BLDG. COVERAGE:** NA**MAX. IMPERV. CVRG.:** 8.8 ac. (19%)**MIN. REQ. HC NATURAL AREA:** 24.29 ac.**REQUIRED PARKING:** 2**PROPOSED USE:** Infrastructure**PROPOSED F.A.R.:** NA**PROPOSED HEIGHT:** NA**PROPOSED BLDG. CVRG:** NA**PROPOSED IMP. CVRG.:** 1.41 ac. (4.9%)**PROVIDED:** NA**PROPOSED PARKING:** 3**SUMMARY COMMENTS ON SITE PLAN:**

Land Use: This site is part of the Holdsworth Center PUD plan, which was approved per Ordinance 20171214-101. The project is comprised of a driveway construction, and complies with the PUD. A subsequent site plan will be filed for vertical construction on the site. The applicant will use building materials that are compatible with the Hill Country environment, and the site plan will comply with all requirements of the Land Development Code prior to its release.

Environmental: This site is located in the Lake Austin watershed, and is subject to Water Supply Rural Watershed regulations. All environmental comments have been addressed and cleared.

Transportation: Access to the proposed site will be taken from RM 2222. The site plan will comply with all transportation requirements prior to release.

SURROUNDING CONDITIONS:**North:** Single-family PUD**East:** RM 2222, then Single-family residential (SF-2 and PUD)**West:** Colorado River**South:** Single-family residential (SF-2)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
RM 2222	100'	50'	Highway

NEIGHBORHOOD ORGANIZATION:

2222 Coalition of Neighborhood Associations, Inc.

Austin Neighborhoods Council

Austin Independent School District

Bike Austin

Bull Creek Foundation

Cat Mountain HOA

Cat Mountain Homeowners Assn.

City of Rollingwood

Friends of Austin Neighborhoods

Lake Austin Collective

Long Canyon Phase II & LLL Homeowners Assn.

Northwest Austin Civic Association

Northwest Austin Coalition

NW Austin Neighbors

NW Austin Working Group

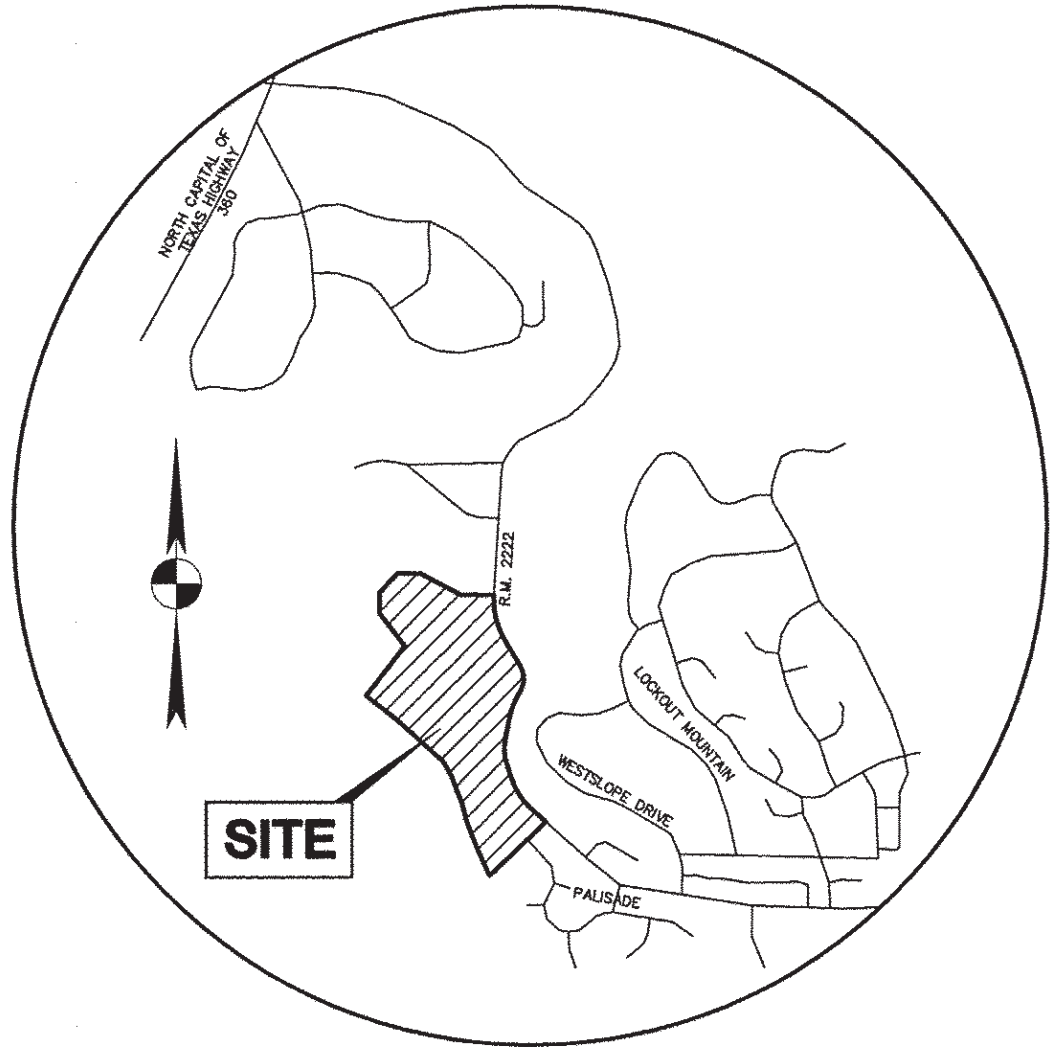
Preservation Austin

Save Our Springs Alliance

SEL Texas

Sierra Club

Travis County Natural Resources



VICINITY MAP (MAPSCO GRID # G28 & G29)
N.T.S.

OWNER: THE HOLDSWORTH CENTER FOR EXCELLENCE
IN EDUCATION LEADERSHIP, LLP.
200 E. BASSE ROAD, SUITE 201
SAN ANTONIO, TX. 78209

ENGINEER: STANTEC CONSULTING SERVICES, INC.
1905 ALDRICH STREET, SUITE 300
AUSTIN, TEXAS 78723
(512) 328-0011
CONTACT: ALLISON R. LEHMAN

LANDSCAPE ARCHITECT: TEN EYCK LANDSCAPE ARCHITECTS
1214 WEST SIXTH STREET, SUITE 100
AUSTIN, TEXAS 78703
(512) 813-9999

ARCHITECT: LAKE FLATO ARCHITECTS, INC.
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
(210) 227-3335

WATERSHED STATUS:

THIS PROJECT IS LOCATED IN THE LAKE AUSTIN WATERSHED WHICH IS CLASSIFIED AS A WATER SUPPLY RURAL WATERSHED. THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

FLOODPLAIN INFORMATION:

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X", (AREAS DETERMINED TO BE WITHIN THE 100-YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48453CO435T, DATED JANUARY 6, 2016 FOR TRAVIS COUNTY AND ASSOCIATED AREAS.

LEGAL DESCRIPTION:

44.157 ACRES OF LAND OUT OF THE THOMAS J. CHAMBERS 8 LEAGUE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS; BEING ALL OF THAT CERTAIN 44.172 ACRE TRACT OF LAND CONVEYED TO R.G. MUELLER JR. PARTNERSHIP, L.P. BY DEED OF RECORD IN DOCUMENT NO. 2001057457 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BENCHMARK NOTE:

TBM 100: 1/2" IRON ROD WITH CAP SET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF R.M. 2222; 40± SOUTHERLY OF TREE TAGGED 1116; 39± NORTHERLY OF TREE TAGGED 1382; 19± WESTERLY OF EDGE OF PAVEMENT. (AS SHOWN)
ELEVATION=606.59' (GPS OBSERVATION)

TBM 101: 1/2" IRON ROD WITH CAP SET NEAR NORTHWESTERLY CORNER OF 44.157 ACRE TRACT; 70± NORTHERLY OF TREE TAGGED 1004; 8± NORTHERLY OF FENCE CORNER; 86± SOUTHEASTERLY OF POWER POLE. (NOT SHOWN)
ELEVATION=505.15' (GPS OBSERVATION)

TBM 600: CONCRETE MONUMENT FOUND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF R.M. 2222; 10± EASTERLY OF TREE TAGGED 3482; 4± NORTHWESTERLY OF FENCE CORNER; 19± SOUTHERLY OF EDGE OF PAVEMENT. (NOT SHOWN)
ELEVATION=641.81' (GPS OBSERVATION)

STANTEC CONSULTING SERVICES, INC.
QA/QC REVIEW APPROVAL

DATE



221 West Sixth Street, Suite 600
Austin, TX 78701
TBPE # F-6324 TBPLS # 10194230
www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

NOTE:

1. ALL ACTIVITIES WITHIN THE CEF BUFFER AND CEF BUFFER MITIGATION AREA MUST COMPLY WITH THE HOLDSWORTH CENTER PUD ORDINANCE, C814-2017-0024. IN THE CEF BUFFER/SETBACK AREA, THE NATIVE VEGETATIVE COVER MUST BE RETAINED. CONSTRUCTION IS PROHIBITED AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED. IN THE UPSLOPE CEF BUFFER REDUCTION AREA, REVEGETATION MUST MEET CITY OF AUSTIN SPECIFICATION ITEM NO. 609S-NATIVE SEEDING AND PLANTING FOR RESTORATION REQUIREMENTS OR BETTER, AS MUTUALLY AGREED UPON BY CITY STAFF AND PROPERTY OWNER.
2. THIS PROJECT IS LOCATED IN THE LAKE AUSTIN WATERSHED, WHICH IS CLASSIFIED AS A WATER SUPPLY RURAL WATERSHED.
3. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
4. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
5. ANY PROPOSED MODIFICATIONS WHICH INCLUDE MOVING A STRUCTURE MORE THAN TWENTY-FIVE (25) FEET OR INCREASING THE HEIGHT OR SQUARE FOOTAGE OF A BUILDING WILL REQUIRE REVIEW BY THE PLANNING COMMISSION OF CITY COUNCIL. REFER TO SECTION 25-2-1104 EXEMPTIONS.
6. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
7. PER EXHIBIT L OF THE PUD ORDINANCE NO. 20171214-101, THE HOLDSWORTH CENTER SHALL CONTRIBUTE \$85,000.00 TO THE CONSTRUCTION COST OF THE URBAN TRAIL ALONG RM 2222 UPON NOTICE FROM THE CITY TO THE HOLDSWORTH CENTER THAT CONSTRUCTION OF THE TRAIL WILL COMMENCE WITHIN (30) DAYS. IT HAS BEEN AGREED THAT SUCH AMOUNT IS THE CURRENT ESTIMATED AMOUNT TO BUILD SUCH A TRAIL AND THE HOLDSWORTH CENTER WILL NOT BE RESPONSIBLE FOR ANY ADDITIONAL COST OF THE TRAIL.

SITE DEVELOPMENT PERMIT PLANS


FOR

HOLDSWORTH CENTER INFRASTRUCTURE

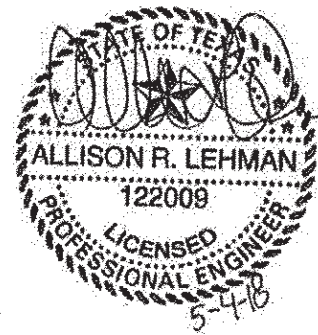
PERMIT NO. : SP-2017-0462D
ZONING. : PUD - 20171214-101

ADDRESS : 4907 RM 2222
AUSTIN, TEXAS 78731

SUBMITTAL DATE : NOVEMBER 17, 2017

SUBMITTED BY :  5-4-18
ALLISON R. LEHMAN, P.E.
STANTEC CONSULTING SERVICES, INC.
1905 ALDRICH STREET, SUITE 300
AUSTIN, TEXAS 78723
(512) 328-0011
CONTACT: ALLISON R. LEHMAN

DATE



PLAN SUBMITTALS:

NO.	DATE	COMMENTS

I, ALLISON R. LEHMAN, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

FILE: v:\2220\active\222010979\civil\drawing\infrastructure\10979CVR01.dwg

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	OVERALL-EXISTING CONDITIONS, TREE AND TOPOGRAPHIC SURVEY
3	TREE LIST
4	TREE LIST
5	SITE-EXISTING CONDITIONS, TREE, TOPOGRAPHIC SURVEY AND DEMO PLAN
6	EXISTING DRAINAGE AREA MAP
7	PROPOSED DRAINAGE AREA MAP
8	EROSION AND SEDIMENTATION CONTROL PLAN
9	EROSION SEDIMENTATION GRADING AND DRAINAGE NOTES AND DETAILS
10	OVERALL SITE PLAN
11	SITE PLAN
12	SITE PLAN NOTES AND DETAILS
13	GRADING AND DRAINAGE PLAN
14	RAIN GARDENS 1 AND 2 PLANS AND DETAILS
15	RAIN GARDENS 3 AND 4 PLANS AND DETAILS
16	PAVING PLAN
17	GENERAL NOTES AND SHEET INDEX
18	LANDSCAPE COMPLIANCE PLAN
19	TREE PRESERVATION PLAN
20	TREE MITIGATION TABLES
21	PLANTING PLAN
22	PLANTING PLAN-ENLARGEMENT
23	PLANTING PLAN - ENLARGEMENT
24	PLANTING DETAILS

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (sq. ft.)	TOTAL SITE IMP. COVER (sq. ft.) [%]	CITY OF AUSTIN APPROVAL/DATE	DATE IMAGED

APPROVED FOR ACCEPTANCE:

DEVELOPMENT SERVICES DEPARTMENT
INDUSTRIAL WASTE
CITY OF AUSTIN FIRE DEPARTMENT
AUSTIN WATER UTILITY DEPARTMENT

DATE
DATE
DATE
DATE

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 1 of 24
FILE NUMBER: SP-2017-0462D APPLICATION DATE: 11/17/2017
APPROVED BY COMMISSION ON: UNDER SECTION 112 OF
CHAPTER 25-2 OF THE CITY OF AUSTIN CODE. JONATHAN
EXPIRATION DATE (25-5-B1.LDC) CASE MANAGER DAVILA
PROJECT EXPIRATION DATE (ORD.#970905-A) DWG2 DD2 X

Director, Planning and Development Review Department

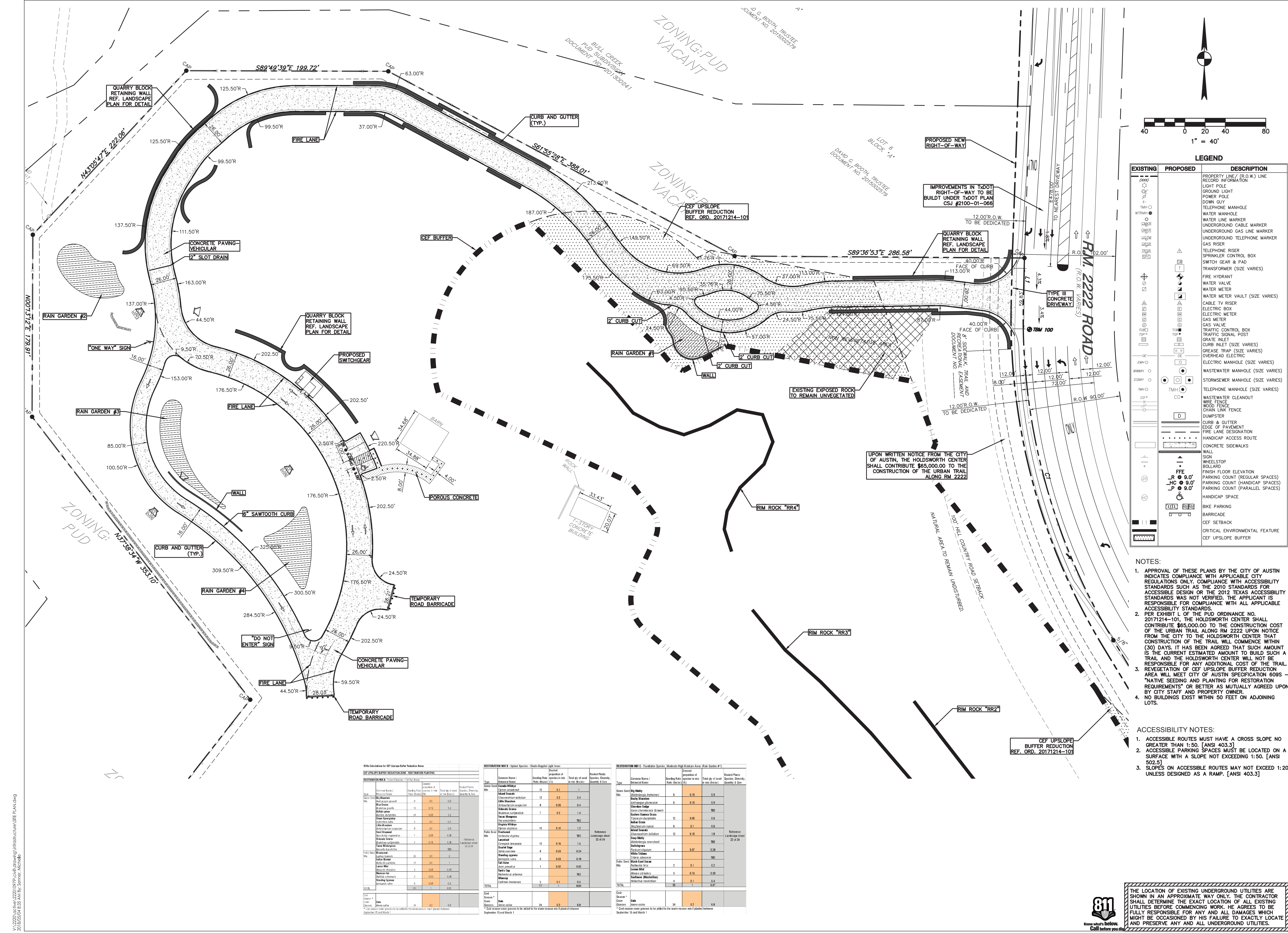
RELEASED FOR GENERAL COMPLIANCE: ZONING: PUD

Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

SHEET
1 of 24

SP-2017-0462D



LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE / (R.O.W.) LINE
---	---	RECORD INFORMATION
---	---	LIGHT POLE
---	---	GROUND LIGHT
---	---	POWER POLE
---	---	DOWN GUT
---	---	TELEPHONE MANHOLE
---	---	WATER MANHOLE
---	---	WATER LINE MARKER
---	---	UNDERGROUND CABLE MARKER
---	---	UNDERGROUND GAS LINE MARKER
---	---	UNDERGROUND TELEPHONE MARKER
---	---	GAS RISER
---	---	TELEPHONE RISER
---	---	SPRINKLER CONTROL BOX
---	---	SWITCH GEAR & PAD
---	---	TRANSFORMER (SIZE VARIES)
---	---	FIRE HYDRANT
---	---	WATER VALVE
---	---	WATER METER
---	---	WATER METER VAULT (SIZE VARIES)
---	---	CABLE TV RISER
---	---	ELECTRIC BOX
---	---	ELECTRIC METER
---	---	GAS METER
---	---	GAS VALVE
---	---	TRAFFIC CONTROL BOX
---	---	TRAFFIC SIGNAL POST
---	---	GRATE INLET (SIZE VARIES)
---	---	CURB INLET (SIZE VARIES)
---	---	GREASE TRAP (SIZE VARIES)
---	---	OVERHEAD ELECTRIC
---	---	ELECTRIC MANHOLE (SIZE VARIES)
---	---	WASTEWATER MANHOLE (SIZE VARIES)
---	---	STORMSEWER MANHOLE (SIZE VARIES)
---	---	TELEPHONE MANHOLE (SIZE VARIES)
---	---	WASTEWATER CLEANOUT
---	---	WIRE FENCE
---	---	WOOD FENCE
---	---	CHAIN LINK FENCE
---	---	DUMPSTER
---	---	CURB & GUTTER
---	---	EDGE OF PAVEMENT
---	---	FIRE LANE DESIGNATION
---	---	HANDICAP ACCESS ROUTE
---	---	CONCRETE SIDEWALKS
---	---	SIGN
---	---	WHEELSTOP
---	---	BOLLARD
---	---	FINISH FLOOR ELEVATION
---	---	PARKING COUNT (REGULAR SPACES)
---	---	PARKING COUNT (HANDICAP SPACES)
---	---	PARKING COUNT (PARALLEL SPACES)
---	---	HANDICAP SPACE
---	---	BIKE PARKING
---	---	BARRICADE
---	---	CEF SETBACK
---	---	CRITICAL ENVIRONMENTAL FEATURE
---	---	CEF UPSLOPE BUFFER

- NOTES:**
- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
 - PER EXHIBIT L OF THE PUD ORDINANCE NO. 20171214-101, THE HOLDSWORTH CENTER SHALL CONTRIBUTE \$65,000.00 TO THE CONSTRUCTION COST OF THE URBAN TRAIL ALONG RM 2222 UPON NOTICE FROM THE CITY TO THE HOLDSWORTH CENTER THAT CONSTRUCTION OF THE TRAIL WILL COMMENCE WITHIN (30) DAYS. IT HAS BEEN AGREED THAT SUCH AMOUNT IS THE CURRENT ESTIMATED AMOUNT TO BUILD SUCH A TRAIL AND THE HOLDSWORTH CENTER WILL NOT BE RESPONSIBLE FOR ANY ADDITIONAL COST OF THE TRAIL.
 - REVEGETATION OF CEF UPSLOPE BUFFER REDUCTION AREA WILL MEET CITY OF AUSTIN SPECIFICATION 6095 - "NATIVE SEEDING AND PLANTING FOR RESTORATION REQUIREMENTS" OR BETTER AS MUTUALLY AGREED UPON BY CITY STAFF AND PROPERTY OWNER.
 - NO BUILDINGS EXIST WITHIN 50 FEET ON ADJOINING LOTS.
- ACCESSIBILITY NOTES:**
- ACCESSIBLE ROUTES MUST HAVE A CROSS SLOPE NO GREATER THAN 1:50. [ANSI 403.3]
 - ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50. [ANSI 502.5]
 - SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [ANSI 403.3]

V:\22010979\active\22010979.dwg (drawing) Infrastructure SITE PLAN.dwg
2018/05/04 03:55 AM By: Janner, Michelle

80% Calculations for CEF Upslope Buffer Reduction Areas				
CEF UPSLOPE BUFFER REDUCTION ZONE - RESTORATION PLANTINGS				
Species	Quantity	Species	Quantity	Species
...

RESTORATION MIX A - Upland Species - Shade-Tolerant Light Areas				
Type	Species Name / Botanical Name	Seedling Rate (plants/m ²)	Quantity	Notes
...

RESTORATION MIX B - Upland Species - Moderate-High Moisture Areas (Rain Shadow #1)				
Type	Species Name / Botanical Name	Seedling Rate (plants/m ²)	Quantity	Notes
...

RESTORATION MIX C - Facultative Species - Moderate-High Moisture Areas (Rain Shadow #1)				
Type	Species Name / Botanical Name	Seedling Rate (plants/m ²)	Quantity	Notes
...

221 West Sixth Street, Suite 400
Austin, TX 78701
TBE # F-4324 TBEPS # 10194230
www.stantec.com

Client/Project: THE HOLDSWORTH CENTER FOR EXCELLENCE IN EDUCATION LEADERSHIP, LLP.

Permit-Scale: HOLDSWORTH CENTER INFRASTRUCTURE 4907 R.M. 2222 AUSTIN, TEXAS 78746

Title: SITE PLAN

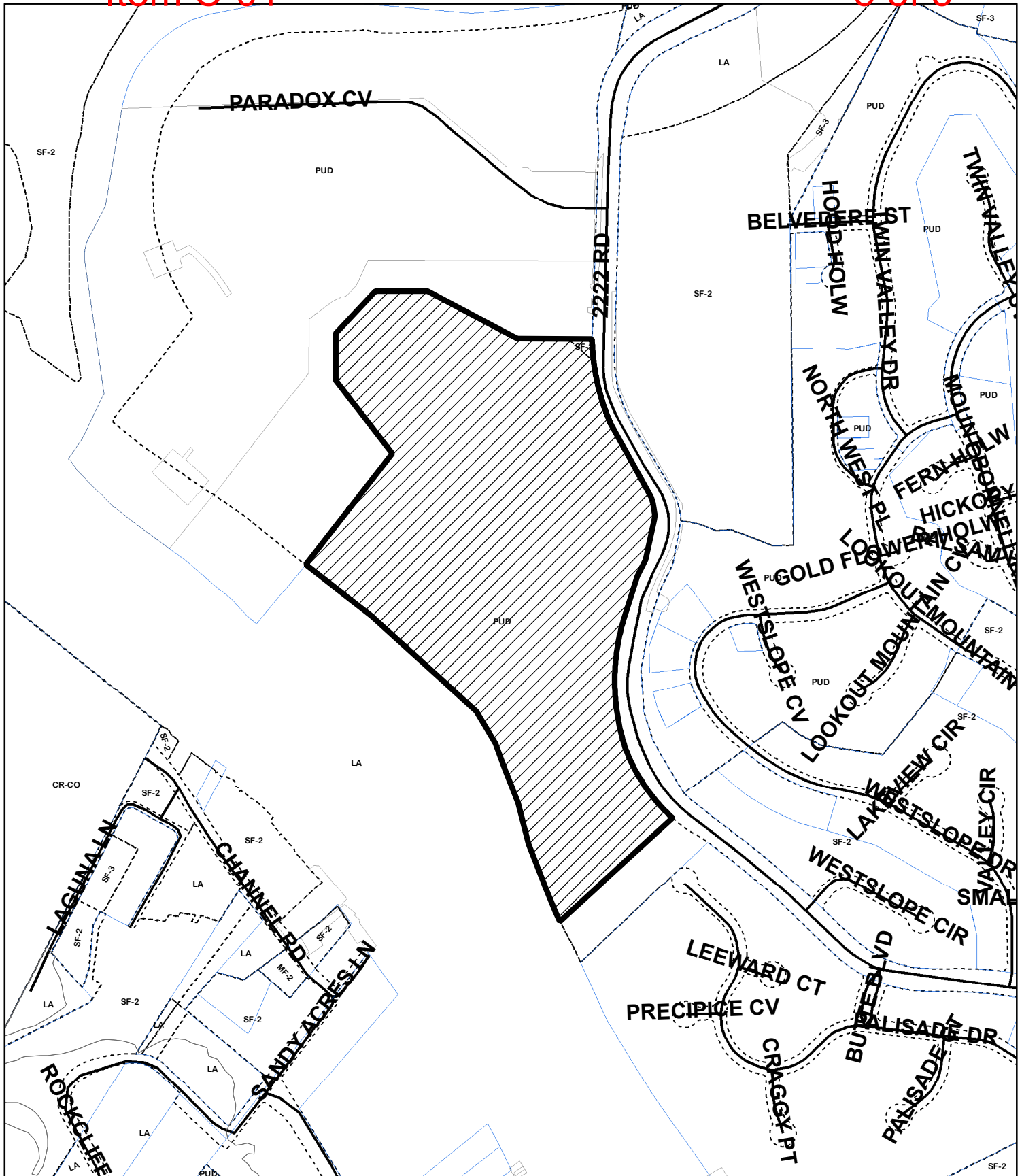
Revision: 11 of 24

Project Number: 222010979

File Name: site plan.dwg

Dwn: Chkd: Dgn: YMM/DD

Drawing No. Revision Sheet



SITE PLAN

CASE#: SP-2017-0462D

ADDRESS: 4907 RM 2222

CASE NAME: Holdsworth Infrastructure

MANAGER: Jonathan Davila



SUBJECT TRACT

ZONING BOUNDARY

0 240 480 960 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OPERATOR: Jonathan Davila